

50-4-38 ✓
47-53WARRANTY DEED

023789

TRANSFER
TAX
PAID

LUCILLE ROY, individually and to the extent noted below, as Trustee named in the will of Eldora Letourneau, of Waterville, County of Kennebec and State of Maine for consideration paid, grants to DONALD A. BOUDREAU and TINA M. BOUDREAU of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows:

Known as Elmwood Park and designated as Lots two (2) and three (3) on a plan or map of said tract made by J. H. Burleigh, C. E. filed and recorded in Kennebec Registry of Deeds, said parcel hereby conveyed is otherwise bounded and described as follows:

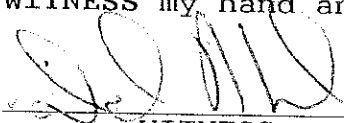
Commencing at the southeasterly corner of Western Avenue and Russell Street running thence easterly along the southerly side of said Western Avenue one hundred (100) feet; thence southerly one hundred fifty (150) feet; thence westerly one hundred (100) feet to Russell Street; thence northerly along the easterly side line of Russell Street one hundred fifty (150) feet to Western Avenue to the point of beginning. Subject to the right of the City of Waterville to maintain a sewer across said lot as conveyed by the said Andrew Cota to the City of Waterville by deed dated December 28, 1931 and recorded in the Kennebec Registry of Deeds, Book 678, Page 465.

Excepting, however, a lot measuring one hundred (100) feet by ninety (90) feet, sold to Donald Fitch by warranty deed of Vital Boucher, dated August 2, 1966 and recorded in the Kennebec County Registry of Deeds, Book 1424, Page 279.

Being the same land and premises conveyed to Lucille Roy by deed of Lucille Roy, Executrix of the Estate of Eldora Letourneau dated November 24, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2437, Page 317.


Lucille Roy also signs as Trustee to release whatever right she may have in the property as Trustee under the will of Eldora Letourneau. Reference is made to a deed from Lucille Roy as Executrix of the Estate of Eldora Letourneau, dated November 24, 1981 and recorded in the Kennebec County Registry of Deeds.

WITNESS my hand and seal this 30th day of September, 1988.


WITNESS


WITNESS


LUCILLE ROY

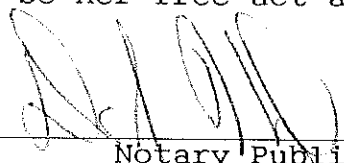

LUCILLE ROY
as Trustee of the Estate of
Eldora Letourneau

THE STATE OF MAINE
Kennebec, ss.

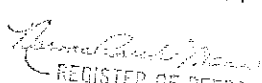
September 30, 1988

Then personally appeared the above named LUCILLE ROY and
acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public
David R. Whittier, Esq.

MY COMMISSION EXPIRES AUGUST 31, 1993
DAVID R. WHITTIER

RECEIVED KENNEBEC SS.
1988 OCT -5 AM 11:24
TEST: 
REGISTER OF DEEDS

